

**KINGSBURG PLANNING COMMISSION  
REGULAR MEETING  
MARCH 9, 2017**

**Call to order** – at 6:00PM the Kingsburg Planning Commission meeting was called to order.

**Present** – Kinney, Rountree, Bullis, Cozbey and Poyner

**Absent** – Johnson and Kruper (excused).

**Staff Present** – Planning Director Greg Collins, Building Official Mike Koch and Planning Secretary Mary Colby

**Others Present** – Bruce Blayney, City Council Liaison, Matthew and Heather Kredit and Lee Darling.

**APPROVAL-** Commissioner Bullis made a motion, seconded by Commissioner Kinney to approve the minutes of the February 9, 2017 meeting as mailed. The motion carried by unanimous vote of those Commissioners present.

**PUBLIC COMMENTS** – No citizens present who wished to comment at this time.

**PUBLIC HEARING – ZONING TEXT AMENDMENT TO ADJUST SETBACK AND HEIGHT LIMITATION/REQUIREMENTS FOR ACCESSORY STRUCTURES WITHIN REAR YARD.**

Open Public Hearing at 6:00PM

Planning Director Gregory Collins gave a brief background for the change in the wording of the ordinance and amendment to the ZO.

- Should we permit an accessory structure that is 10 ½ feet to be pushed up to the property line.
- Reduce second story setback overlooking an alley to 10 foot.
- Most jurisdictions have changed their height requirements due to the demand for taller sheds.

At 6:16PM the Public hearing was opened for public comment.

Lee Darling – 159 W Sunset St., brought in pictures of the structure built next to his house. He would like to see the ordinance remain as it is with a 5 foot side yard setback for structures 7 foot and over.

Matthew Kredit – 179 W Sunset – stated that according to the ordinance and following the setbacks there is no place to put a shed due to the size of the yards. There are more than 45 sheds in the area near my home that do not meet the current code.

There was no further comment and the Public Comment was closed at 6:31PM

Continued Commission Discussion –

- Aesthetics
- Location
- Low profile sheds are not available anymore
- Water has to drain onto your own property, eave cannot hang over fence.

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The Public Hearing was closed at 6:37PM

Commissioner Poynor made a motion, seconded by Commissioner Cozbey to adopt Resolution RE-2017-02 allowing accessory structures up to 10 ½ feet all to be constructed within the 5 foot side yard setback, eliminate the additional 10 foot setback for second story if overlooking an alley and prohibit portable carports with the addition of a definition of portable carports.

The motion carried by the following vote:

Ayes:	Cozbey, Poynor, Kinney and Rountree
Noes:	Bullis
Abstain:	None
Absent:	Kruper and one vacant seat.

**PUBLIC HEARING - ZONING ORDINANCE AMENDMENT 2017-02, ADDING  
CHAPTER 17.85, MINOR DEVIATIONS, TO THE KINGSBURG MUNICIPAL CODE**

At 7:00PM the Public Hearing was opened.

Consulting Planning Director Gregory Collins gave a brief background of a situation where a minor deviation could occur and a decision would be made in the field by the Building Official and recorded in writing. He stated that this would give Building and Planning staff a little more flexibility.

Commission Discussion -

- Frequency of occurrence – rare.
- Could you determine if it was accidental or deliberate on the part of a contractor.

At 7:07PM the Public Comment was opened  
No public wished to comment at this time.

Close Public Comment – 7:10PM  
Continued Commission Discussion

The Public Hearing was closed at 7:11PM

Commissioner Bullis made a motion, seconded by Commissioner Rountree to approve resolution RE-2017-03 recommending the addition to the Zoning Ordinance, Chapter 17.85, for Minor Deviations. Granting up to 10% deviation in requirements. The motion carried by unanimous vote of those Commissioners present.

**VARIANCE VAR-2017-01 TO REDUCE THE BACKYARD SETBACK FROM 20  
FOOT TO 15 FOOT FOR A GARAGE WITH A SECOND STORY BONUS ROOM.  
APPLICANT TIFFANY DIX**

This item was addressed through the Zoning Ordinance Amendment heard as item #4.

**FUTURE ITEMS –**

Next meeting in April will have a large project. There will be a Public meeting this week on the Crinklaw Nelson annexation. Initiating annexation of 88 acres into city changing zoning and processing 2 subdivision maps.

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Another subdivision Erickson property North West corner of town. This subdivision also requires annexation and a tentative map. Potentially wait until the May meeting to present.

All subdivision have allocations in place.

CUP for a downtown project that involves adding 5 living units over a store front. Require a CUP and Architectural review.

**ADJOURN** – At 7:15PM the Kingsburg Planning Commission adjourned.

Submitted by

Mary Colby  
Planning Secretary